

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION****REGULAR MEETING ACTION MINUTES****OCTOBER 13, 2016**

<b>MEMBERS PRESENT:</b>	Melissa Medina	Vice-Chair
	Lee Thompson	Commissioner
	Davlyn Jones	Commissioner
	Martha O'Connell	Commissioner
	Bob Gill	Commissioner
	Gary Prideaux	Commissioner
	Andrea Wheeler	Commissioner
	Alex Shoor	Commissioner (5:50pm)
<b>MEMBERS ABSENT:</b>	Mike Graves	Commissioner
	Bob Gill	Commissioner
<b>STAFF:</b>	Jacky Morales-Ferrand	Housing Department
	Dave Bopf	Housing Department
	James Stagi	Housing Department
	Robert Lopez	Housing Department
	Austin McComb	Vice Mayor Herrera's Office

(a) **Call to Order/Orders of the Day**—Chair Pro Tempore Medina opened the meeting at 5:45pm. Commissioner O'Connell made the motion to move Item (f) directly after Item (b) with a second by Commissioner Jones. The motion passed unanimously (7:0)

(b) **Introductions**—Commissioners, staff, and audience introduced themselves.

**(c) Approval of the Action Minutes for the September 8, 2016 Regular Meeting**

Commissioner O'Connell made the motion to approve the minutes for the September 8, 2016 regular meeting with a second by Commissioner Jones. The motion passed unanimously (7:0).

**(d) Approval of the Action Minutes for the September 24, 2016 Annual Retreat Meeting**

Commissioner Thompson made the motion to approve the minutes for the September 24, 2016 annual retreat meeting with a second by Commissioner Fitzgerald. The motion passed unanimously (8:0).

**(e) Chair's Report (Chair Graves)**

Chair Pro Tempore Medina announced that Chair Graves apologized for missing the meeting.

**(f) Update on Council Policy 0-4 (T. Taber, City Clerk) – Heard after Item (b) Introductions**

Ms. Taber presented key points of Council Policy 0-4 concerning boards and commissions.

## **DRAFT**

### **(g) Potential Modifications to the Affordable Housing Impact Fee (AHIF) Program (P. Heisinger, Housing Department)**

Commissioner Shoor made the motion to accept the status report on the Affordable Housing Impact Fee (AHIF) program with a second by Commissioner Wheeler. The motion passed unanimously (8:0).

Commissioner Shoor made the motion to accept the exemption to change the threshold size of rental projects to which the AHIF applies from three (3) units to 20 units, but revisit the exemption by January 31, 2018 to see if the policy still made sense. Commissioner Wheeler seconded the motion and added a friendly amendment that the trigger to revisit the exemption would be if there had been a loss of \$100,000 or more at \$6 per square foot. Commissioner Shoor accepted the amendment. The motion failed (1:7) by roll call vote.

Commissioner Wheeler made the motion to accept the exemption to change the threshold size of rental projects to which the AHIF applies from three (3) units to 20 units, but to revisit the threshold size of both the Affordable Housing Impact Fee and Inclusionary Fee between 2018-2010 when the Housing Impact Fee is reevaluated. The motion was seconded by Commissioner Shoor. The motion passed (6:2) by roll call vote with Commissioners O'Connell and Jones against.

Commissioner Shoor made the motion to reduce the existing housing impact fee by \$4.00 per square foot for mixed residential/commercial market-rate rental projects receiving all Planning Permits by the earlier of January 31, 2020 or adoption of a new Urban Village plan, in which the commercial square footage equals of each building exceeds eight percent (8%) of the project's square footage for the projects in the Downtown and Diridon Station areas and the following urban villages: Valley Fair/Santana Row, West San Carlos, The Alameda, East Santa Clara Street, Roosevelt Park. The motion was seconded by Commissioner O'Connell. The motion passed (6:2) by roll call vote with Commissioners Thompson and Fitzgerald against.

Commissioner Thompson made the motion to amend the provisions exempting For-Sale projects from the AHIF to make the standard consistent with the staff report and the adopted AHIF regulations and the adopted Inclusionary Housing guidelines. The motion was seconded by Commissioner Shoor. The motion passed unanimously (8:0) by roll call vote.

### **(h) Assembly Use Zoning Ordinance: Shelter and Safe Parking (J. Morales-Ferrand, Housing Department)**

No action.

### **(i) FY 2016-17 HCDC Workplan (J. Morales-Ferrand, Housing Department).**

Item deferred to November meeting.

### **(j) Discussion of Potential Future Agenda Items**

Commissioner Wheeler suggested the North San Jose Plan.

Commissioner O'Connell suggested the impact of high speed rail on mobilehome parks.

Ms. Morales-Ferrand asked the Commission if they would be interested in a brain storm session meeting in December concerning the Anti-Retaliation and Protection Ordinance/Ellis Act.

## **DRAFT**

### **(k) Director's Report (J. Morales-Ferrand, Housing Department)**

Ms. Morales-Ferrand provided an update on recent City Council decisions involving the Interim Apartment Rent Ordinance. Ms. Morales-Ferrand also provided an update on Measure A and State Legislation AB 1276.

### **(h) Open Forum**

R. Byrne – Ms. Byrne brought up the issue of housing needs of people with developmental disabilities in San Jose and asked if the Commission would be open to having a presentation on the topic at a future commission meeting.

Commissioner Thompson asked if he could receive a copy of the current bylaws/

### **(i) Adjournment**

Chair Pro Tempore Medina adjourned the meeting at 9:34pm.